

Fill in this information to identify the case:

Debtor 1	BRIAN NOWAKOWSKI
Debtor 2 (Spouse, if filing)	LYNELLE R. NOWAKOWSKI
United States Bankruptcy Court for the:	Western District of Pennsylvania
Case Number:	20-10139JCM

Form 4100N**Notice of Final Cure Payment****10/15**

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

Part 1: Mortgage Information

Name of creditor:	M & T BANK	Court claim no. (if known):	17
Last 4 digits of any number you use to identify the debtor's account	8 3 4 9		
Property Address:	423 LOWRY RD ERIE PA 16511		

Part 2: Cure Amount

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ 1,061.22
b. Prepetition arrearage paid by the trustee:	(b) \$ 1,061.22
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ 0.00
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ 0.00
e. Allowed postpetition arrearage:	(e) \$ 0.00
f. Postpetition arrearage paid by the trustee:	+ (f) \$ 0.00
g. Total. Add lines b, d, and f.	(g) \$ 1,061.22

Part 3: Postpetition Mortgage Payment

Check one

Mortgage is paid through the trustee.

Current monthly mortgage payment \$ 997.67

The next postpetition payment is due on 5 / 1 / 2025
MM / DD / YYYY

Mortgage is paid directly by the debtor(s).

Debtor 1 BRIAN NOWAKOWSKI
Name

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Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

/s/ Ronda J. Winnecour
Signature

Date 05/27/2025

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219

Contact phone (412) 471-5566 Email cmeccf@chapter13trusteewdpa.com

Debtor 1

BRIAN NOWAKOWSKI

Name

Case number (if known) **20-10139JCM**

Disbursement History

Date	Check #	Name	Posting Type	Amount
<u>MORTGAGE ARR. (Part 2 (b))</u>				
04/25/2024	1298453	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	154.18
05/29/2024	1301159	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	697.64
06/25/2024	1303700	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	209.40
				<hr/> 1,061.22
<u>MORTGAGE REGULAR PAYMENT (Part 3)</u>				
07/29/2020	1166901	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,976.96
08/25/2020	1169979	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	764.45
09/28/2020	1173063	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	757.67
10/26/2020	1176152	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	581.36
11/24/2020	1179229	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	677.85
12/21/2020	1182182	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	483.88
01/25/2021	1185146	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	483.63
02/22/2021	1188271	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	580.15
03/26/2021	1191550	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	579.83
04/26/2021	1194810	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	676.19
05/25/2021	1197943	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	675.71
06/25/2021	1201126	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	675.50
07/26/2021	1204327	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	902.86
08/26/2021	1207450	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	315.64
09/24/2021	1210568	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	215.60
10/25/2021	1213646	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,449.49
11/22/2021	1216682	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	738.78
12/23/2021	1219749	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,512.35
01/26/2022	1222818	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,317.19
02/23/2022	1225703	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	770.48
03/25/2022	1228656	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,309.21
04/26/2022	1231702	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,066.58
05/25/2022	1234743	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,355.31
06/27/2022	1237764	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,101.15
07/26/2022	1240709	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	837.41
08/24/2022	1243602	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,129.95
09/27/2022	1246467	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,427.69
10/25/2022	1249297	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	853.45
11/23/2022	1252071	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,497.30
12/22/2022	1254839	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,149.10
01/26/2023	1257574	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,446.79
02/23/2023	1260197	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	873.05
03/28/2023	1262960	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,170.44
04/25/2023	1265783	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,176.05
05/25/2023	1268634	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,188.77
06/26/2023	1271531	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,476.58
07/25/2023	1274303	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	879.22
08/25/2023	1277072	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,469.76
09/26/2023	1279825	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,195.56
10/25/2023	1282538	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,275.14
11/27/2023	1285219	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,678.20
12/21/2023	1287812	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,073.02
01/26/2024	1290487	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,099.53
02/26/2024	1293158	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	891.61
03/26/2024	1295799	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,953.03
04/25/2024	1298453	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,844.51
05/29/2024	1301159	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
06/25/2024	1303700	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
07/25/2024	1306289	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
08/26/2024	1308870	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
09/25/2024	1311452	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
10/25/2024	1313980	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	976.79
11/25/2024	1316552	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	997.67
12/23/2024	1318958	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	979.78
01/28/2025	1321447	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	450.12
02/25/2025	1323882	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	820.14
03/26/2025	1326365	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	1,640.28

Debtor 1 BRIAN NOWAKOWSKI
Name

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Disbursement History

Date	Check #	Name	Posting Type	Amount
<u>MORTGAGE REGULAR PAYMENT (Part 3) Continued...</u>				
04/25/2025	1328838	M & T BANK	AMOUNTS DISBURSED TO CREDITOR	100.36
				59,403.07

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

BRIAN NOWAKOWSKI
LYNELLE R. NOWAKOWSKI
423 LOWERY ROAD
ERIE, PA 16511

LAUREN M LAMB ESQ
STEIDL & STEINBERG PC
436 SEVENTH AVE STE 322
KOPPERS BUILDING
PITTSBURGH, PA 15219

M & T BANK
ATTN PAYMENT PROCESSING
POB 1288
BUFFALO, NY 14240-1288

M & T BANK
PO BOX 840
BUFFALO, NY 14240

KML LAW GROUP PC*
701 MARKET ST STE 5000
PHILADELPHIA, PA 19106

5/27/25

/s/ Roberta Saunier

Administrative Assistant
Office of the Chapter 13 Trustee